

FOR SALE/LEASE

WINTERBURN INDUSTRIAL PROPERTY

20103 - 110 Avenue, Edmonton, AB



HIGHLIGHTS

- Two shops on 1.95 acres (+/-)
- Main shop - 8,130 sq ft (+/-), Secondary shop - 3,990 sq ft (+/-)
- Fully fenced yard
- Convenient access to Anthony Henday

CONTACT

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REALTY™

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

ADDRESS	20103 110 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7822069; Block: 24; Lot: 5
ZONING	IM - Medium Industrial
NEIGHBOURHOOD	Winterburn Industrial
SITE SIZE	1.95 acres (+/-)
BUILDING SIZE	Main Shop: 8,130 sq ft (+/-) Secondary Shop: 3,990 sq ft (+/-)
YEAR BUILT	1981
YARD IMPROVEMENTS	Fenced, gated, concrete and gravel
POWER	200Amps, 120/208Volts
SERVICES	Electricity, gas, pump out septic tank, cistern

FINANCIALS

Sale Price: \$2,000,000.00
Property Taxes: \$33,784.80/yr
(2023)

Lease Rate: \$12.80/sq ft
(blended)
Op Costs: \$2.79/sq ft
(taxes only)

Main Shop: \$16.25/sq ft
Secondary Shop: \$ 5.75/sq ft

Possession: Immediate



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Building Details

	MAIN SHOP	SECONDARY SHOP
SIZE(+/-)	8,130 sq ft	3,990 sq ft
CEILING HEIGHTS	14' and 16' +/-	20' +/-
HEATING/COOLING	Radiant	Forced air
LIGHTING	T5 and LED	Metal Halide
LOADING	(8) 12' x 14' OH manual doors	(4) 12' x 14' OH manual doors
OFFICE SPACE	Boardroom, 4 offices, lunchroom, washroom, storage	





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Floor Plan (drawing for illustration only, actual may vary).



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Winterburn Industrial is located in northwest Edmonton and encompasses an area of approximately 1,060 hectares of land. Winterburn Industrial West accommodates construction, metal and steel fabrication, auto wrecking and repair, transportation and warehousing and wholesalers. Non-intensive uses include commercial enterprises, recreational facilities, banquet halls and agricultural activities. Business commercial uses are located along arterial roads with high visibility and convenient access to the major routes of Stony Plain Road, 215 Street, Yellowhead Trail and Anthony Henday Drive.

Quality Based on **Results**, Not **Promises**.



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Eric was born in Saskatchewan and raised in Edmonton. He spent 12 years working with a major mobile heavy equipment supplier in a sales and account management capacity. Eric has a Business Administration Diploma from the Northern Alberta Institute of Technology.

As a member of Royal Park Realty's team since 2010, Eric handles a variety of important listing agreements including building sales, traditional leasing and land sales. His knowledge of the industries that keep Alberta moving is an asset to clients looking for a solution to their Real Estate needs. Eric prides himself on building long-term client relationships based on an understanding of the clients' needs and business requirements.

Eric is an active family and community person. He and his wife are raising their three boys in the Edmonton area.



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